



188 South Champlain Street
Burlington, Vermont 05401

Design Advisory Board
Revised Plan - Secondary Review

Dave Perras, Managing Member and President, Perras Properties, LLC.
Business ID: 0363080

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1 DOCUMENT CONTROL

1.1 DISTRIBUTION LIST

NAME	ROLE	REPRESENTING
Dave Perras	Managing Member, President	Perras Properties, LLC
James Perras	Member	Perras Properties, LLC
Kip De Moll	President	Artisan Builders
Mary O'Neil	Principal Planner	Burlington Zoning Division
Design Advisory Board Members	Advisory	Design Advisory Board

1.2 AMENDMENT RECORD

VERSION	DATE	STATUS	COMMENT
1.0	05/27/2020	Draft	Initial Draft
1.1	06/12/2020	Final	Final Submission

2 PROPERTY DEVELOPMENT PLAN

2.1 EXECUTIVE SUMMARY

This document intends to provide the detailed plan for the renovation of 188 South Champlain Street, Burlington, Vermont.

The property is currently classified as a single-family residence, though it had been operating as a family dwelling and boarding house since it was acquired by the Perras family in 1947.

This document will begin by providing clarity on the details requested during the Design Advisory Board review on May 26th, 2020. Subsequent sections will address all other items that were represented in the presentation that was shown during that review session.

The following board recommendations were made regarding the submission of a revised plan:

- Redeveloped porch design
- Revise site plan with reduced parking per the 50% waiver request
- Incorporation of all additional materials submitted by the application in the presentation

2.2 REDEVELOPED PORCH DESIGN

Board recommendations with respect to the porch design:

- Create a two-story porch design, where the ground floor and second floor spans match in length
- Utilize only pressure treated wood 'under foot', while all other exposed material be compliant with the historic nature of the house
- Integrate a stone base for each of the porch posts to match the foundation of the house

The application agrees with the board recommendations and believes that these changes will enhance to the appearance of the property but also add consistency and function.

Initial drawings depicted the ground floor porch using its existing footprint, spanning from the back of the house to just in front of the ground floor side entry door. It depicted the second-floor porch as spanning the full length from the back of the house to the second-floor entry on the south east side of the bay.

The board recommended that in order to retain continuity in appearance, that the ground floor porch span the same length as the second-floor porch, thus creating a two-story porch. The appicatee agrees that this design greatly enhances the appearance, and also provides a nice and functional location for additional seating as well as a great location to install the mailboxes.

The board stated that pressure treated lumber could only be used for that part of the porch that is 'under foot', and that all other exposed wood should be a material that is in-alignment with the historic nature of the house. The current plan is to utilize Douglas Fir as the primary material for all that is not 'under foot'.

The third recommendation made by the board was to make the porch posts complimentary to the appearance of the house, which means to wrap in similar stone the bottom of each porch post using stone similar to the foundation.

The following illustration depicts the design for the porch:



Consistent span for both ground floor and second floor porch.

Stone post footings to match existing foundation.

2.3 REVISED SITE PLAN

Board recommendations with respect to site plan:

- Revised site plan with reduced parking per the waiver request

The applicant has requested a waiver for a minimum of 50% parking, which at most would be 6 parking spots. The applicant contracted with Jack Milbank, Civil Engineering Associates to perform the required survey and produce the various iterations of the site plan that have been required for permitting. The version submitted along with this revised plan includes the following, as previously identified in the staff report:

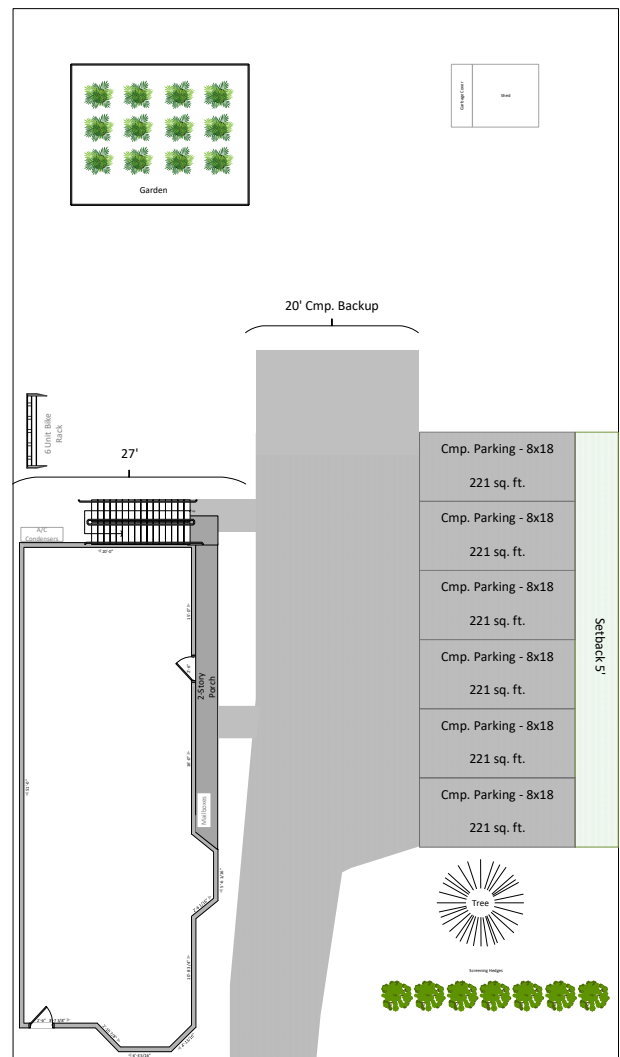
- Depiction of 6 compact parking spaces
- Placement of HVAC mechanicals (in this case wall-mounted mini-split condensers)
- Placement of mailboxes
- Placement of trash bin enclosure
- Screening of parking area

Not depicted on the site plan but included in the applicant's plan is to provide secure bicycle parking near the rear of the house on the north side just east of the mechanicals.

The drawing on the right depicts these elements.

The actual engineering site plan does not depict the bike rack, garden, or snow storage as per best practices however they are depicted in the rendering to the right of this text for clarity.

An embedded view of the site plan that was submitted is on the following page. Please refer to the original for easier readability.



2.4 ALL OTHER ADDITIONAL MATERIALS IN THE PRESENTATION

A presentation (updated and made available to be considered a summary of 'the plan') was used for discussion during the May 26th review. This presentation highlighted several items that directly addressed comments in the staff report. Some of these are addressed above, however for clarity the remaining ones are detailed below. The additional materials that are covered in this section are fully cover the 'Items for the Board's consideration' summary' in the staff report:

- Parking related considerations (site plan and coverage, pedestrian path, screening, shading, paving)
- Location for snow storage, or a schedule for snow removal
- Location of outdoor lighting fixtures
- Location of trash and recycling, and enclosure
- Location of mailboxes
- Location and quantity of bicycle parking
- Window and door specifications and compliance
- Corrected floor plan depicting doorway into the front parlor
- Functional family provisions
- Building and life safety codes, full sprinklering may be required
- Inclusionary zoning

2.4.1 Parking related considerations

The staff report identified several considerations regarding parking. During the May 26th review, the Board stated full support for the 6-compact space waiver pending an updated site plan. The following items are covered within the site plan to address the considerations of the Board:

- Reduction of the parking area to six spaces and meeting all the requirements related to parking:
 - Setback from property boundary of 5'
 - Minimum of 20' back-up space requirement
 - Screening of the parking by both the existing large tree and the addition of a hedge row that would block its visibility from So. Champlain St.
 - A pathway to the tenant stairs is depicted on the updated site plan on the northeast side of the parking area
- Screening hedgerow is proposed to be Green Mountain Boxwood or Common Juniper

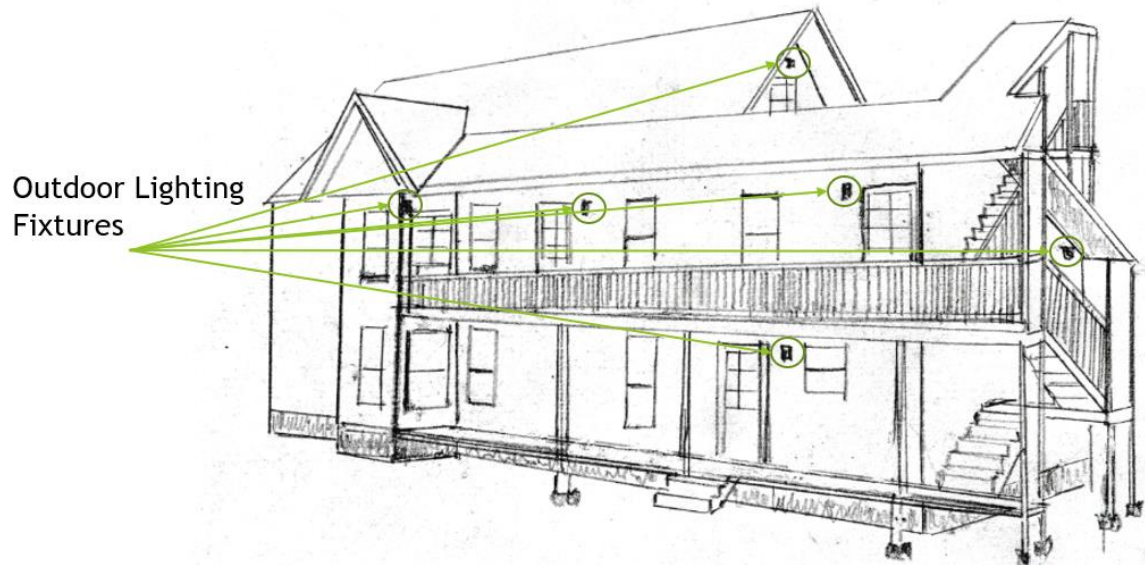
2.4.2 Location for snow storage, or a schedule for snow removal

With the reduction of parking to 6 spaces, this leaves a significant portion of the back yard as retained green space. Aside from a tenant garden area and the storage shed there is plenty of room to accommodate the storage of snow without encroaching on neighboring properties.

In the unlikely event that a large snow fall results in and overabundance of snow, the applicant will contract for snow removal immediately with a local service provider.

2.4.3 Location of outdoor lighting fixtures

Outdoor lighting fixture locations are depicted in the following drawing:

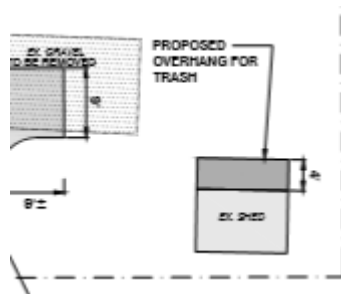


2.4.4 Location of trash and recycling, and enclosure

The shed will be extended on the north side by a 4' enclosure for the trash bins and recycling.

The enclosure will cover all four sides and in addition have a covering to ensure that refuse cannot blow during high winds or adverse weather.

The following segment from the site plan depicts the location of the trash enclosure:

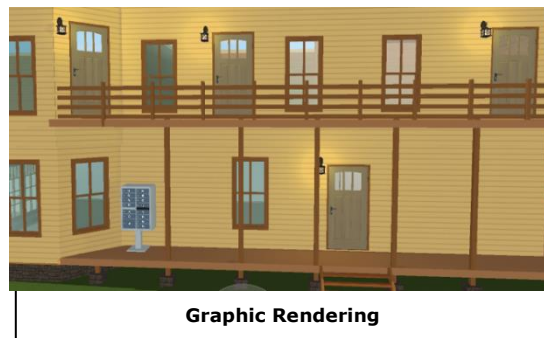


2.4.5 Location of mailboxes

Resident mailboxes are planned to be on the south side, just east of the bay on the ground floor porch. This will provide for easy delivery access as well as for secure tenant access.

The second-floor porch will provide covering for adverse weather. In addition, it's location behind the bay will minimize visibility from the street.

The following depictions illustrate the placement of the mailboxes. The choice of mailbox style will be considered to ensure that their design reflects the historic nature of the property. The illustrations below are intended to represent placement but not design:

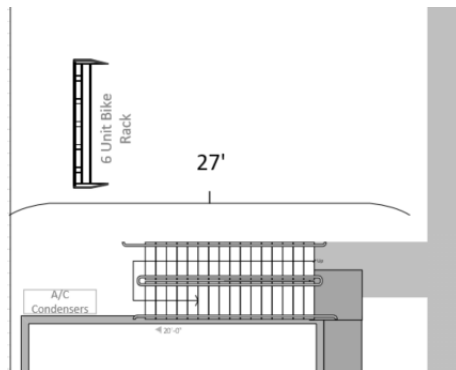


2.4.6 Location and quantity of bicycle parking

The plan includes a proposed placement of a secure bike rack that can accommodate up to 6 bicycles

The bike rack will be located behind the house at the northwest side of the back yard, and 5' from the property boundary

The following diagram depicts the location of the proposed bicycle parking:



2.4.7 Windows and doors specifications and compliance

Artisan Builders has provided specification sheets for the proposed products, and those should be referenced directly.

All doors and windows will comply with the requirements as identified by the Board.

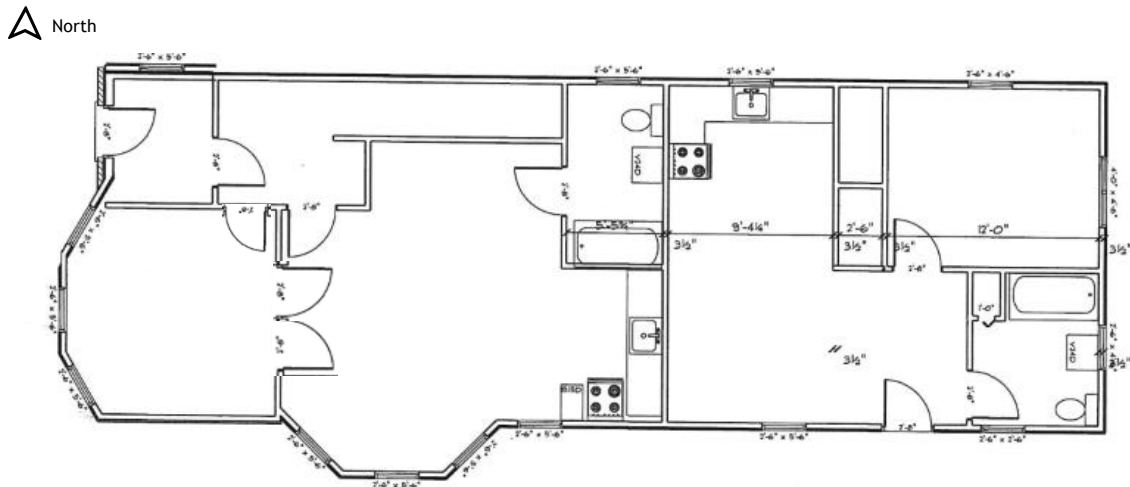
Specifically, it has been verified that the windows do comply with the following requirements, which was a concern by the Board during the May 26th review:

- Have a strong meeting rail factory adhered on the exterior of the sash to visually replicate the original double hung window when closed
- Solid wood core

2.4.8 Corrected floor plan depicting doorway into the front parlor

The initial submitted floor plan erroneously showed now doorway into the front parlor. There is an existing large double entry folding door into the parlor on the east side of the room as well as a single-entry door on the north side of the room that will not be altered.

The following revised floorplan depicts the existing parlor entries which are not changing:



2.4.9 Functional family provisions

Functional Family provisions of the ordinance shall apply. Not more than four unrelated adults may occupy any unit.

The rental units are each 1-bedroom, and therefore would never have more than one or two occupants at most.

The 2 family residences on the ground floor will be inhabited as follows:

- Unit #1, 1/2 year only – Dave and Lisa Perras
- Unit #2, full-time – James Perras

2.4.10 Building and life safety codes, full sprinkling may be required

Artisan Builders has been consulting with both the Fire Marshal as well as a sprinkler system providers and other contractors who have performed recent fire suppression installations.

It has been determined that the applicant WILL install a full-house sprinkler system so that the existing interior stairwell can be removed.

This design provides for larger and more comfortable rental units while ensuring the safety of the residents.

2.4.11 Inclusionary Zoning

Because the house will consist of 6 total units, 4 rental and 2 family residence, one of the units will be identified as an Inclusionary residential unit.

The applicant has been briefed on the requirements, including the rental cap and coverage of other costs such as utilities.

Because all units fall below the 750 sq. ft. size stipulation for one bedroom, the minimum of 750 for a 1-bedroom unit does not apply. All other requirements are met in the current design.